

LOT 33
IN OR 851/1489
ISLAND BLUFF SUB PB 5/92

FOSTER GREGORY L & CHRISTINE A
1724 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	02
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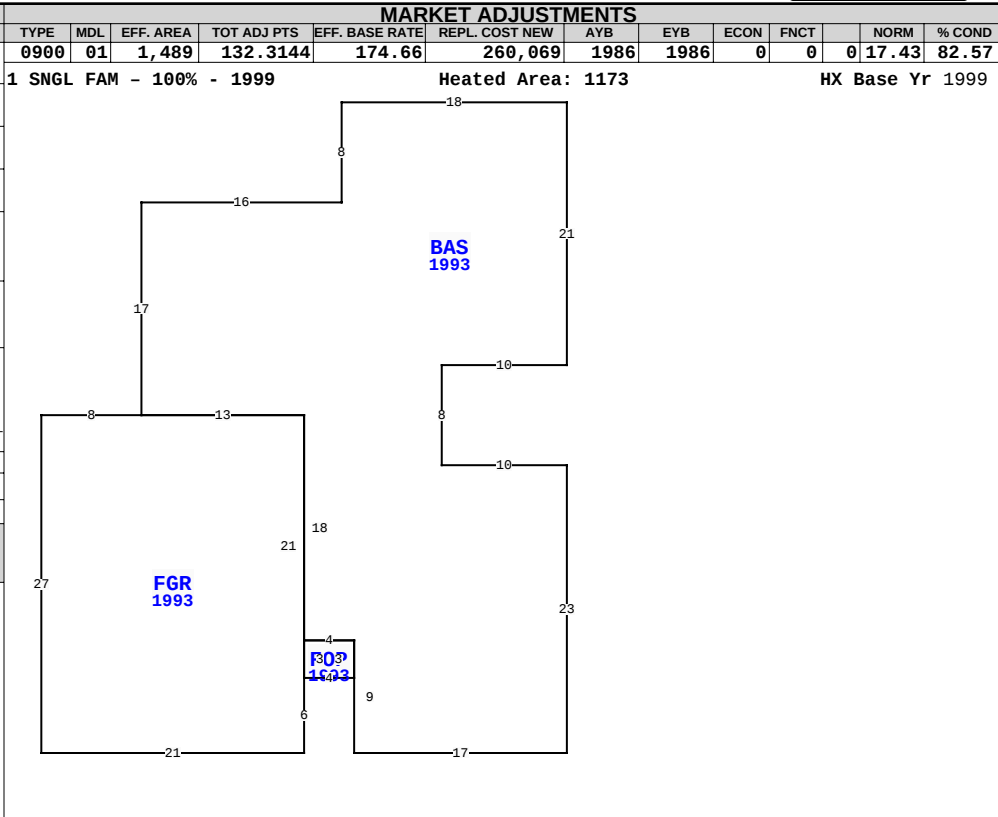
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,173	100	1993	1,173	169,166
FGR	567	55	1993	312	44,996
FOP	12	30	1993	4	577

TOTALS	1,752			1,489	214,739
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50
2	0810	CONCRETE A	0	100	16	48	768.00	SF	5.85
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00
5	1242	WD DECK A	0	100	18	14	252.00	SF	10.00
6	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50
7	0825	BRICK	0	100	2	67	134.00	SF	12.50
8	0820	WOOD WALK	0	100	3	10	30.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



1724 PHEASANT LN, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1986	1986	3	47	244	
2	0810	CONCRETE A	0	100	16	48	768.00	SF	5.85	5.85	100	1986	1986	3	47	2,112	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
5	1242	WD DECK A	0	100	18	14	252.00	SF	10.00	10.00	100	1990	1990	3	20	504	
6	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	1986	1986	3	47	391	
7	0825	BRICK	0	100	2	67	134.00	SF	12.50	12.50	100	1993	1993	3	88	1,474	
8	0820	WOOD WALK	0	100	3	10	30.00	SF	11.75	11.75	100	1990	1990	3	40	141	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION BY		VALUATION SUMMARY	
Tax Group: 8		Tax Dist:	STANDARD
BUILDING MARKET VALUE			214,739
TOTAL MARKET OB/XF VALUE			7,056
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			421,795
SOH/AGL Deduction			310,611
ASSESSED VALUE			111,184
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			60,462
TOTAL JUST VALUE			421,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0851/1489	10/09/1998	WD	Q	I		102,000	
GRANTOR: CLEMONS JOHN W & LESL							
GRANTEE: FOSTER GREGORY & CH							
0491/0121	6/01/1986	WD	Q	I		70,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W18 S8 W16 S17 FGR=[YR=1993] W8 S27 E21 N6							
FOP=[YR=1993] E4 N3 W4 S3 \$ N21 W13 \$ E13 S18 E4 S9 E17 N23							
W10 N8 E10 N21 \$.							